

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit a 1 ft. side yard setback in lieu of the required 2.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. I have completed the footing and foundation for a one-car garage
2. The cost to remove existing footing and foundation
3. The cost to rebuild a new footing and foundation
4. A relocated garage would not line up with the existing driveway

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
Francis J. Woodard, III
(Type or Print Name)
Signature
Karon A. Woodard
(Type or Print Name)
Signature
11303 Beach Road
Address
White Marsh, Maryland 21162
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of January, 1987, at 10:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
AVAILABLE FOR HEARING (over)
MON./TUES./WED. - NEXT TWO MONTHS
OCTOBER
REVIEWED BY: DATE 11/21

#207

87-277-A

Francis J. Woodard, III, et ux
S/S Beach Rd., 117.7' E of the C/L
of Opie Rd. (11303 Beach Rd.)
11th Elec. Dist.

MAP 11-91
4C
E.D. 11
DATE 11/27/86
200
1000
N 32.370
E 55.230

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of January, 1987, that the Petition for Zoning Variance to permit a side yard setback of one foot in lieu of the required 2 1/2 feet for an accessory structure (garage) be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Correspondence from the Director of the Office of Planning and Zoning to the Zoning Commissioner, dated December 16, 1986, with recommendations as to the Chesapeake Bay Critical Areas Legislation, shall be adopted in its entirety and made a part of this Order.

Francis J. Woodard, III, et ux
S/S Beach Rd., 117.7' E of the C/L
of Opie Rd. (11303 Beach Rd.)
11th Elec. Dist.

AJ/srl
cc: Mr. & Mrs. Francis J. Woodard
People's Counsel

- 3 -

the front yard. If such were necessary, this Commissioner would certainly grant one.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Md. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

- 2 -

IN RE: PETITION ZONING VARIANCE * BEFORE THE
W/S of Beach Road, 177.7' E * ZONING COMMISSIONER
of the centerline of Opie Road * OF BALTIMORE COUNTY
(11303 Beach Road) - 11th *
Election District *
Francis J. Woodard, III, * Case No. 87-277-A
et ux, *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of one foot in lieu of the required 2 1/2 feet for an accessory structure (garage), as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, located on Beach Road and zoned R.C.2, is improved with the Petitioners' home, which is approximately 85 years old. The property also borders on Bird River. The Petitioners propose to construct a 16' x 26' garage 8 1/2 feet from Beach Road, one foot from the west property line. The house is located 116 1/2 feet from Beach Road. The garage would be constructed at the end of the existing driveway. The Petitioners stated that the front of their home faces the water and that the rear is toward Beach Road. Some homes in the area face the water, while others face the road. There is no continuity.

The Petitioners, however, seek relief from Section 400.1, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

The Petitioners requested a determination as to whether the garage would be in the front or rear yard, and if the former, whether their Petition should include the appropriate variance request. Based on the facts presented, it is determined that indeed the dwelling faces the water, and therefore, there is no need to amend the Petition to request a variance to permit the garage in

ORDER RECEIVED FOR FILING
Date January 13, 1987
By [Signature]

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Beach Rd., 177.7' E of C/L : OF BALTIMORE COUNTY
of Opie Rd. (11303 Beach Rd.) :
11th District :
FRANCIS J. WOODARD, III, et ux, : Case No. 87-277-A
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Francis J. Woodard, III, 11303 Beach Rd., White Marsh, MD 21162, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-277-A

LOCATION: South Side of Beach Road, 177.7 feet East of the Centerline of Opie Road (11303 Beach Road)
DATE AND TIME: Monday, January 5, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a 1 foot side yard setback in lieu of the required 2.5 feet

Being the property of Francis J. Woodard, III, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the south side of Beach Road 40 feet wide, at the distance of 177.7 feet east of the centerline of Opie Road. Being Lot No. 19, in the subdivision of Bird River Beach. Book No. 7, Folio 187. Also known as 11303 Beach Road in the 11th Election District. Containing 11,347 Sq. Ft.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of November, 1986.

ARNOLD JABLON
Zoning Commissioner

Received by: James E. Dyer

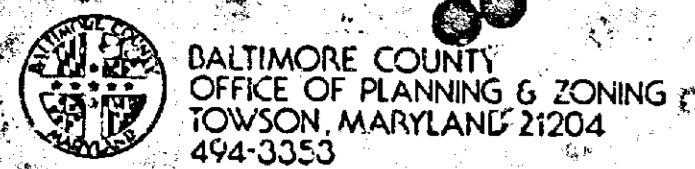
Petitioner Francis J. Woodard, III, et ux
Petitioner's Attorney

Chairman, Zoning Plans
Advisory Committee

#207

OTHER COPY

8-15-87



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 30, 1986

Mr. Francis J. Woodard, III
Mrs. Karen A. Woodard
11303 Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
S/S Beach Rd., 177.7' E of the c/l of Opie Rd.
(11303 Beach Rd.)
11th Election District
Francis J. Woodard, III, et ux - Petitioners
Case No. 87-277-A

Dear Mr. and Mrs. Woodard:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Place: _____ County, Maryland, and
ing, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025772

DATE: 1/15/87 ACCOUNT: R-01-615-000

AMOUNT: \$ 61.40

PAID TO: Mr. Francis J. Woodard, III, et ux, 11303 Beach Rd., White Marsh, Md. 21162

RECEIVED BY: _____

FOR: ADVERTISING & POSTING COSTS, RE CASE #87-277-A

FOR: _____

025772*****61401a 205AF

VALIDATION OR SIGNATURE OF CASHIER

Mr. Francis J. Woodard, III
Mrs. Karen A. Woodard
11303 Beach Road
White Marsh, Maryland 21162

December 5, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Beach Rd., 177.7' E of the c/l of Opie Rd.
(11303 Beach Rd.)
11th Election District
Francis J. Woodard, III, et ux - Petitioners
Case No. 87-277-A

TIME: 10:00 a.m.

DATE: Monday, January 5, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025716

DATE: 1/12/86 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Francis J. Woodard

FOR: Variance # 207

B 8044*****3500a 212AF

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-246-SpHA, 87-248-XA, 87-266-A,
87-267-A, 87-277-A and 87-283-A

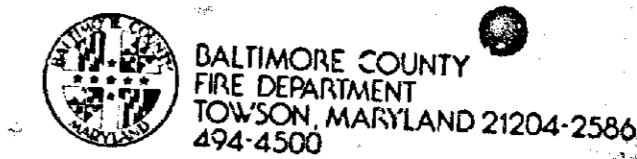
Please consider the Chesapeake Bay Critical Area findings (see memoranda dated 12/16/86 from Norman E. Gerber to Arnold Jablon) to be the comments of this office.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
DEC 18 1986
ZONING OFFICE

CPS-008



PAUL H. RENCKE
CHIEF

December 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Francis J. Woodard, III, et ux (critical area)
Location: S/S Beach Road, 177.7' E. of centerline of Opie Road

Item No. 207
Zoning Agenda: Meeting of 12/2/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

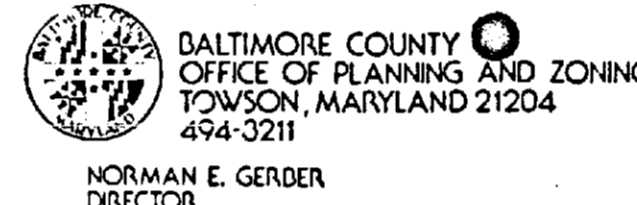
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition, prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: _____ Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

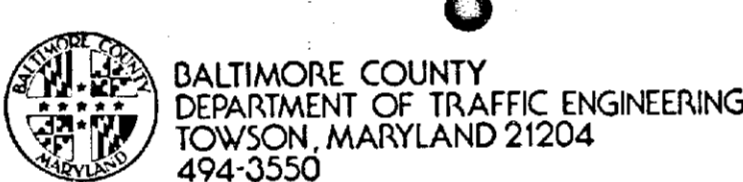
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Hoswiler

David Fields, Acting Chief
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 8, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

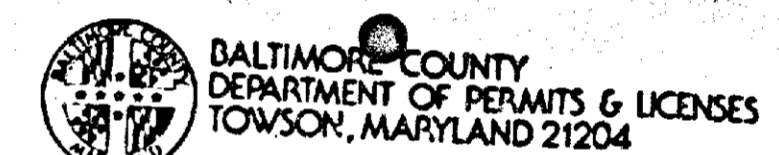
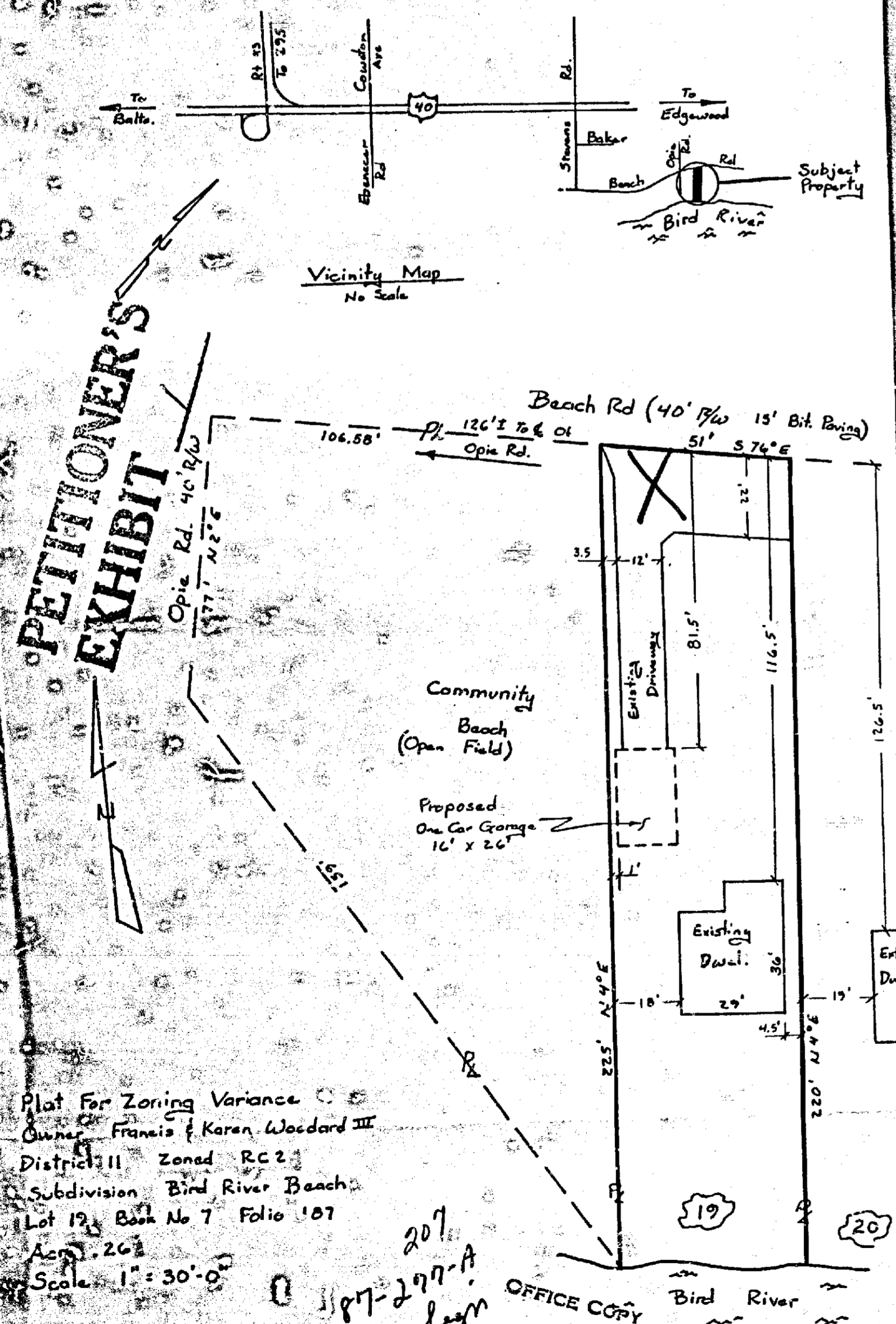
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 202, 203, 204, 205, 206, 207 and 208.

Very truly yours,

Michael S. Flannan
Traffic Engineer Associate II

MSF:lt



TED ZALESKI, JR.
DIRECTOR

DECEMBER 16, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 207 Zoning Advisory Committee Meeting are as follows:

Property Owner: FRANCIS J. WOODARD, III, ET UX (CRITICAL AREA)
Location: S/S BEACH ROAD, 177.7 FEET E. OF CENTERLINE OF OPIE RD.
District: 11TH

- APPLICABLE ITEMS ARE CIRCLED:
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85, the Maryland Code for the Handicapped and Age (A.S.A.T. #17-1 - 1980) and other applicable Codes and Standards.
 2. A building and other miscellaneous permits shall be required before the start of any construction.
 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
 5. All One and Two Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 2-4 The Garage require a one hour wall if closer than 3'-0" to an interior lot line. For wall built up on exterior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
 6. The structure does not appear to comply with Table 505 for minimum height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 5-5 and have your Architect/Engineer contact this department.
 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
 8. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of the Group are from the _____ to the _____ or to Mixed Use. See Section 212 of the Building Code.
 9. The proposed project appears to be located in a Flood Plain. Floodplain. Please see the attached elevation above sea level for the lot and the Flood Plain level including basement.
 10. Comments: ELEVATIONS ABOVE SEA LEVEL ARE NOT SHOWN ON PLANS.

These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. No other information may be obtained additional information by visiting Room 106 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

John F. O'Neill
Building Plans Review

11303 Beach Road
White Marsh, MD 21162
November 21, 1986

Mr. Arnold Tablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Mr. Tablon:

I would like to take this time to request a meeting with you to see if it is possible to expedite the time required to obtain a zoning variance. The reason for this request is due to the inclement weather this time of the year.

I obtained a building permit to build a one-car garage in my rear yard, three feet off the property line at the end of the existing driveway. I staked out the garage and started to build it. I have completed the footing and foundation and have had it inspected.

At this time, Baltimore County Recreation and Parks surveyed the adjacent lot known as the Community Beach in the subdivision of Bird River Beach. As a result of the surveying for the community property, I discovered that the garage is not three feet off the property line as planned, but instead it is only one foot off the property line.

As of 10/23/86 I have stopped construction of the garage and started to apply for a variance in the Zoning Law.

I would appreciate any help in the said problem that I have with the completion of my one-car garage.

Enclosed, for your convenience, you will find a copy of the following:

1. A Zoning Description of my property
2. Partial property plat of Bird River Beach
3. Detailed property plat and adjacent property.

If you have any questions or problems with my request, you can contact me at my work phone number which is 1-301-652-0584, or write to the above address. Thank you.

Respectfully yours,

Francis J. Woodward, III
Francis J. Woodward, III, et al

3 Enclosures

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 23, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Francis J. Woodward, III
11303 Beach Road
White Marsh, Maryland 21162

RE: Item No. 207 - Case No. 87-277-A
Petitioner: Francis J. Woodward, III
et al
Petition for Zoning Variance

Dear Mr. Woodward:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 18, 1986

THE JEFFERSONIAN,

LSusan Stender O'Brien

Publisher

24.75

The Times

Middle River, Md., Dec 18, 86

This is to Certify, That the annexed

Peter
Reg 2 98162

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive

weeks before the *18th* day of

Dec, 1986

Joe Publisher.

Petition for Zoning Variance
11th Election District
Case No. 87-277-A
LOCATION: South Side of Beach Road, 177.7 feet East of the Centerline of Opie Road (11303 Beach Road)
DATE & TIME: Monday, January 5, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a 1 foot side yard setback in lieu of the required 2.5 feet.
Being the property of Francis J. Woodward, III, et al, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Tablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *11th* Date of Posting: *12/18/86*
Posted for: *Variance*
Petitioner: *Francis J. Woodward, III, et al*
Location of property: *11303 Beach Rd, 177.7' E of Opie Rd*
Location of Sign: *County Beach Rd, approx 30' E of driveway, on property of P&H Home*
Remarks: *None*
Posted by: *M. Tablon* Date of return: *12/22/86*
Number of Signs: *1*

EXHIBIT
PETITIONER'S

REVISED AND AMENDED PLAT OF
"BIRD RIVER BEACH" 7/187
DIST. NO. 11, BALTS CO., MD.

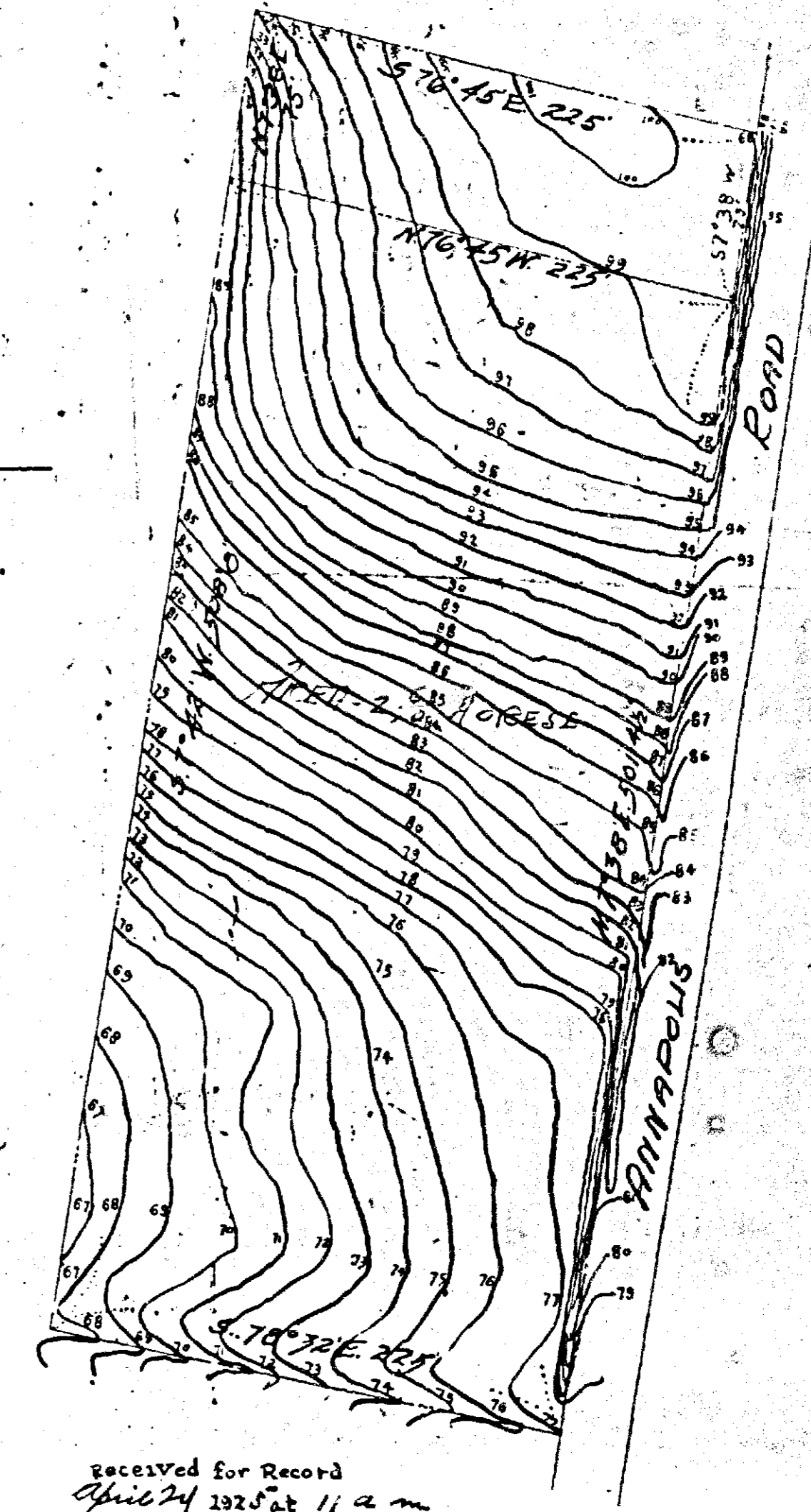
SCALE 1"=100'

Sutton, Pritchard & Co.
Surveyors & Civil Engrs.
Baltimore Sept 2-1924.

Received for Record
April 23 1925 at 1:50 p.m.
Same day recorded in Liber
W. P. C. No. 7 folio 187
One of the Records of
Baltimore County and exam-
ined, per
Clerk.

THIRD PLAT DEPOSIT JANUARY, 1925

PROPERTY OF 7/187
BOARD OF EDUCATION OF BALTIMORE COUNTY
17TH DISTRICT
BALTIMORE COUNTY



Received for Record
April 24 1925 at 11 a.m.
Same day recorded in Liber
W. P. C. No. 7 folio 187
One of the Records of
Baltimore County and exam-
ined, per
Clerk.

Scale 1 inch = 60 feet
William White
County Surveyor
Baltimore, Md.
Sept 2 1925
11/6 1925

W.P.C. N#1 PART 2 - 187

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Johnson
Zoning Commissioner
FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Finding
Francis J. Woodard, III, et al (07-277-A, Item 207)

In accordance with Section 9-1813 of the Chesapeake Bay
Critical Area Law, the "Findings" by the Director of the Office
of Planning and Zoning are that the proposed setback
variance for construction of a permitted accessory structure
(garage) is not expected to have an adverse impact on
the natural resources of the Critical Area. Therefore, the
variance is approved provided that the following conditions
are made a binding part of the order approving the variance:

- To reduce the potential amount of erosion and to provide
wildlife habitat, all trees and similar vegetation which
are removed for this project must to the maximum extent
possible be replaced with similar vegetation of the property,
be replaced on a one-for-one basis, and
- To reduce the potential erosive effect. All run-off from
impervious surfaces must, to the extent practicable, be
dispersed and directed onto vegetated areas to maximize
infiltration.

Norman E. Gerber
Norman E. Gerber, AICP
Director
Office of Planning and Zoning

NEG/PJS/jat

cc: Mr. Arlin
Tim Buean
Jim Howell
Tom Vidmar
Phyllis Cole Friedman, Esq.

RECEIVED
DEC 19 1925

ZONING OFFICE